

153.0

0003

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

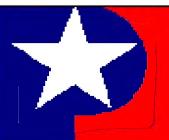
907,100 / 907,100

USE VALUE:

907,100 / 907,100

ASSESSED:

907,100 / 907,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		BELLINGTON ST, ARLINGTON

OWNERSHIPUnit #:

Owner 1: ROSS CHAPMAN &	
Owner 2: SWAMY MEGHNA	
Owner 3:	

Street 1: 71 BELLINGTON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MC CARTHY JOHN J & JEANNE T -

Owner 2: -

Street 1: 71 BELLINGTON ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,840 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1935, having primarily Wood Shingle Exterior and 1802 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6840		Sq. Ft.	Site		0	80.	0.91	9									500,163						500,200	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6840.000		406,300		600		500,200		907,100							
Total Card							0.157		406,300		600		500,200		907,100		Entered Lot Size					
Total Parcel							0.157		406,300		600		500,200		907,100		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		503.39		/Parcel:		503.3		Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	406,400	600	6,840.	500,200	907,200	907,200	Year End Roll	12/18/2019
2019	101	FV	302,200	700	6,840.	468,900	771,800	771,800	Year End Roll	1/3/2019
2018	101	FV	302,200	700	6,840.	387,600	690,500	690,500	Year End Roll	12/20/2017
2017	101	FV	302,200	700	6,840.	356,400	659,300	659,300	Year End Roll	1/3/2017
2016	101	FV	302,200	700	6,840.	325,100	628,000	628,000	Year End	1/4/2016
2015	101	FV	285,900	700	6,840.	318,900	605,500	605,500	Year End Roll	12/11/2014
2014	101	FV	207,200	700	6,840.	296,300	504,200	504,200	Year End Roll	12/16/2013
2013	101	FV	207,200	700	6,840.	282,000	489,900	489,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC CARTHY JOHN	1436-123		6/25/2013	Chgd>Assmt<	642,000	No	No		
MC CARTHY JOHN	1221-37		5/15/2000	Family		No	No		
	673-155		1/1/1901			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/7/2010	15	Re-Roof	7,000						4/28/2018	Meas/Inspect	BS	Barbara S
									10/30/2008	Meas/Inspect	163	PATRIOT
									12/23/1999	Inspected	264	PATRIOT
									11/30/1999	Mailer Sent		
									11/23/1999	Measured	272	PATRIOT
									1/1/1982		MS	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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Total AC/Ha: 0.15702

Total SF/SM: 6840

Parcel LUC: 101 One Family

Prime NB Desc: Brackett

Total: 500,163

Spl Credit

Total: 500,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION

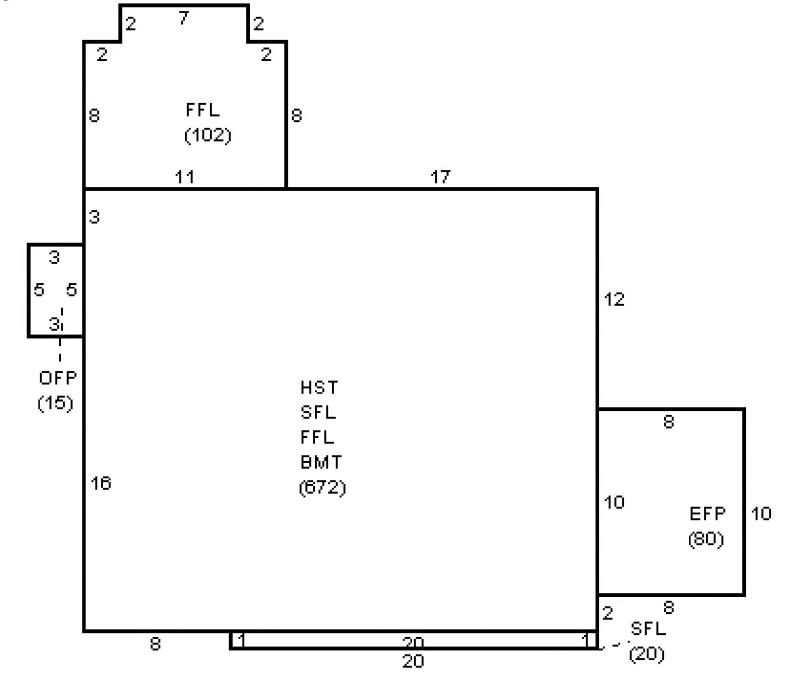
Type:	15 - Old Style	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	LT BLUE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1935
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G15
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	
% Sprinkled:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

REMODELING

Exterior:		
Interior:		
Additions:		
Kitchen:		
Baths:		
Plumbing:		
Electric:		
Heating:		
General:		
Totals		
1	8	4

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.23268580
Const Adj.:	0.98990101
Adj \$ / SQ:	158.631
Other Features:	90750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	455496
Depreciation:	49194
Depreciated Total:	406302
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	1.00
Special Features:	0
Final Total:	406300
Val/Su SzAd:	225.47

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	774	158.630	122,780						
SFL	Second Floor	692	158.630	109,773						
BMT	Basement	672	47.590	31,980						
HST	Half Story	336	158.630	53,300						
EFP	Enclos Porch	80	60.640	4,851						
OPP	Open Porch	15	43.560	653						
Net Sketched Area:		2,569	Total:	323,337						
Size Ad	1802	Gross Are	2905	FinArea	1802					

AssessPro Patriot Properties, Inc**MOBILE HOME**

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	113X16	A	AV	1990	4.05	T	23.2	101			600		600

More: N

Total Yard Items:

600

Total Special Features:

Total:

600